

RECORDING REQUEST BY

Wendell K. Hu, Attorney at Law

WHEN RECORDED MAIL TO

NAME Mr. Fred Chen
MAILING ADDRESS 2300 Mt. Olympus Drive
CITY, STATE Los Angeles, California
ZIP CODE 90046

98 2343114

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

3:41 PM DEC 28 1998

SURVEY MONUMENT FEE \$10. CODE 96

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

FEE \$22 N
6 -

Grant Deed

NOTIFICATION SENT \$40

RECORDING REQUESTED BY
Law Offices of Wendell K. Hu

MAIL TAX STATEMENT AND
WHEN RECORDED MAIL TO:

Mr. Fred Chen
2300 Mt. Olympus Drive
Los Angeles, CA 90046

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
Documentary transfer tax is \$0.00*

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Raymond Chen and Ken-Yu Wu Chen, husband and wife, as Community Property as to an undivided 30% interest and Mei Chen Wu an unmarried woman and Ten Yang Wu, a/k/a Teng Yang Wu, a single man as Joint Tenants as to an undivided 38% interest, all as-tenants in common; THE CHEN FAMILY TRUST (Created by a Declaration of Trust dated October 18, 1991 with CHENG FU CHEN and MEEI LING CHEN as trustees) as to an undivided 32% interest

hereby GRANT to

SUNRISE PROPERTIES, LLC

the following described real property in the City of Whittier, County of Los Angeles, State of California:


Legal description attached hereto and made part of: Exhibit "A"


property commonly known as: 12353-12357 Whittier Blvd., Whittier, Ca 90602

*The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11923(d).

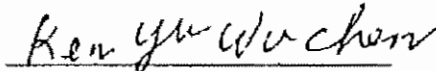
APN 8141 002 004

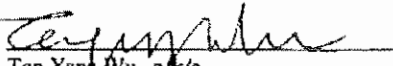
Dated: 10-16-1998



Raymond Chen, Grantor


Mei Chen Wu, Grantor


Cheng Fu Chen, Grantor


Ken-Yu Wu Chen, Grantor


Ten Yang Wu, a/k/a
Teng Yang Wu, Grantor


Meei Ling Chen, Grantor

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EXHIBIT A

SAID LAND IS SITUATED IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA; AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 IN BLOCK "L" OF THE PICKERING LAND AND WATER COMPANY'S SUBDIVISION OF THE JOHN M. THOMAS RANCH, AS PER MAP RECORDED IN BOOK 21 PAGE(S) 53 AND 54 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT, BEING THE EASTERLY LINE OF THE COUNTY ROAD, DISTANT SOUTH 25 FEET (MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF SAID LOT; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE 226.47 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE 174.84 FEET, MORE OR LESS TO THE WESTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY, BY DEED RECORDED IN BOOK 6417 PAGE 340, OF DEEDS; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED LINE 54.43 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID PARCEL, SAID CORNER BEING ALSO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY BY DEED RECORDED IN BOOK 6346 PAGE 316 OF DEEDS; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LAST MENTIONED PARCEL 108.76 FEET TO A POINT DISTANT SOUTHWESTERLY 10 FEET (MEASURED AT RIGHT ANGLES) FROM THE CENTERLINE OF A SPUR TRACT OF THE SAID LOS ANGELES AND SALT LAKE RAILROAD COMPANY; THENCE NORTHWESTERLY ALONG A CURVE CONCENTRIC WITH THE CENTERLINE OF SAID SPUR TRACT CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 204.18 FEET (THE ANGLE BETWEEN THE TANGENT TO SAID CURVE AND SAID WESTERLY LINE AT SAID LAST MENTIONED POINT BEING 33° 53' 40") 77.62 FEET TO A POINT IN THE SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO THE CITY OF WHITTIER, BY DEED RECORDED IN BOOK 6506 PAGE 218, OF DEEDS; SAID POINT BEING DISTANT SOUTH 17.13 FEET (MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE SAID SOUTHERLY LINE 60.03 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE SAID POINT BEING DISTANT SOUTH 25 FEET (MEASURED AT RIGHT ANGLES) FROM SAID NORTHERLY LINE; THENCE WESTERLY ALONG THE SAID SOUTHERLY LINE 135 FEET TO THE POINT OF BEGINNING.

8141 002 004

89-532969

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STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On _____, before me, _____, personally appeared Raymond Chen and Ken-Yu Wu Chen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (SEAL)

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On _____, before me, _____, personally appeared Mei Chien Wu, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (SEAL)

Certificate of Acknowledgement of Execution of an Instrument

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Taiwan)
 City of Taipei)
 American Institute in) ss:
 Taiwan)

I certify that on this 19th day of November, 1998, before me personally appeared Chen, Cheng-Hsiang aka Raymond Chen, Wu, Mei-Chen and Chen, Wu Ken-Yu known to me to be the person/s described in and who executed the annexed instrument, and acknowledged to me that he/she/they executed the same freely and voluntarily.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal the day and year last above written.

/Seal/

Thomas J. Meredith

Thomas J. Meredith
 Special notary (PL 96-8)
 Travel Services Section
 American Institute in Taiwan
 Taipei Office

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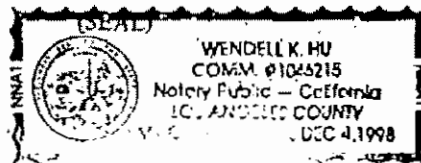
STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On October 16, 1998, before me, Wendell K. Hu, personally appeared Ten Yang Wu, a/k/a Teng Yang Wu, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Wendell K. Hu



STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On Nov. 25, 1998, before me, Wendell K. Hu, personally appeared Cheng Fu Chen and Meel Ling Chen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Wendell K. Hu

(SEAL)

